

**COMMITTEE ON PERSONNEL**  
**MONDAY, APRIL 24, 2023, at 7:01 p.m.**  
**WOBURN CITY HALL**  
**COMMITTEE ROOM**

Voting Members present: Chair Joanne Campbell, Councilor Joseph Demers, and Councilor Jeffrey Dillon

Non-voting members present: President Michael Concannon, Councilor Lou DiMambro, Councilor Charles Viola, Councilor Robert Ferullo, and Councilor Darlene Mercer-Bruen.

Absent: Councilor Richard Gately

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**Reading of previous meeting minutes and approval:** Motion made by Councilor Demers and seconded by Councilor Jeffrey Dillon to waive the reading of and to approve the minutes of the meeting of April 10, 2023; all in favor, 3-0.

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**Re-appointment of Thomas C. Quinn to the Woburn Housing Authority Board:** Mr. Quinn distributed a handout to all members of the committee and members of the council not on the committee. He said he put the documents together. He said there are 519 units under the auspices of the Woburn Housing Authority, and only a handful of vacancies. He said the state Dept. of Housing & Community Development oversees funding for housing. He directed the members of the committee to page 2 of the handout, which lists the improvements that have been recently made to housing. He said \$1.8 million was spent on Nichols Street Extension, including underground storm water drainage, all new cement porches and railings, new sidewalks and access ramps, painting of exterior buildings, all new roadways, curbs, and new painting of parking areas, new landscaping and making the grounds ADA compliant. He said the WHA is going out to bid for \$107,000 worth of work at 70 Warren Avenue, including repair of a major wall in the middle of the development, replacing two sets of exterior stairs and handrails, new metal railings on top of the wall and stairways, and removal a replacement of cement to make access to the recreation hall ADA compliant. He said \$457,000 was spent on a new fire alarm system at Webster Avenue. He said this money was obtained from grant funding. He said \$1250,00 was spent at Library Place to replace the building's fire sprinkler pump and to update the fire suppression system to code. He said money for that work was also obtained through a grant. He said a grant of \$826,000 was obtained for work at 59 Campbell Street, including the complete demolition and replacement of six units that were made ADA compliant, along with new plumbing and electric service. He said new accessible kitchens and bathrooms were installed, along with automatic door entrances and new flooring. He said the WHA is in the 80 percent design phase for a new elevator at Library Place. He said \$70,000 has been spent to upgrade the existing elevator while the new one is being built. He said alterations to the front of the building are being made to accommodate the new elevator. He said in the last two years the WHA has spent about \$7.2 million on modernization projects. He said in the next two years the WHA wants to spend about \$1.7 million on new roofing equipment at Nichols Street Extension and \$980,000 to upgrade the electrical service at Webster Avenue. President Concannon said the handout that Mr. Quinn provided is helpful. He said he has not seen this level of detail before.

He asked if the new elevator at Library Place will bump out farther than the existing elevator. Mr. Quinn said it will bump out a bit. Mr. Quinn said National Grid wants to put meters in every building at Spring Court Extension. He said the WHA is debating whether that should be done. He said it will take \$20 million to install meters, and National Grid will not pick up the cost. President Concannon said there may come a time when gas stoves are no longer allowed. Councilor DiMambro said if National Grid comes in, it will upgrade the entire system. He said it might be worth it to upgrade the entire system. Mr. Quinn said National Grid intends to do that, but it will have to pick up some of the tab. Mr. Quinn directed the committee to the “vacancy rehab and occupancy report” in the handout. He said there is one vacant unit on Nichols Street Extension due to the poor condition of the roof. He said there is a vacancy on Library Place due to a death. He said there is a vacancy on Warren Avenue. He said anyone interested in obtaining housing must fill out a Common Housing Application for Massachusetts Programs (Champ) form on the WHA’s website. He said the housing preferences are for veterans and their wives, Woburn residents, minorities and then no preference. Chair Campbell said this information is excellent. Mr. Quinn said there is not much parking on Warren Avenue. He said they want to try to assign parking spaces. Chair Campbell asked if there is a waiting list. Mr. Quinn said a waiting list of 25 applicants is kept for all units. He said there are 53 people on the waiting list in the federal housing system. Councilor Demers said the Champ system takes the politics out of the process. He said there are no longer waiting lists that are written in pencil. Councilor Demers said he would be in favor of Mr. Quinn’s re-appointment. Councilor Mercer-Bruen thanked Mr. Quinn for all the work he has been doing with the WHA. She said the city does not have enough housing, senior housing in particular. She said she thinks the city should prioritize senior housing. She said she thinks there are seniors who would move if they had options that were affordable. Mr. Quinn said WHA Executive Director Thomas Maher has done a lot. He said he is successful at obtaining grant money. He said Programs Director David Keating is as good as you can possibly get. He said it is a different housing authority. Councilor Mercer-Bruen said the only complaint she gets about housing is there is not enough. Councilor DiMambro said Nichols Street Extension is unbelievable. He said he is looking forward to the project at Webster Avenue. He said Mr. Quinn and the WHA are doing an excellent job. Mr. Quinn said the units at Nichols Street Extension are almost brand new. Councilor Viola thanked Mr. Quinn for all he has done with the WHA. He said he agrees more housing is needed for seniors. He said he would be a big supporter of more housing for senior citizens. Mr. Quinn said there will be 43 new affordable units coming on-line at 1042 Main Street. Motion made by Councilor Demers and seconded by Councilor Dillon that the re-appointment of Thomas C. Quinn to the Woburn Housing Authority Board “ought to pass;” approved, 3-0.

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**Re-appointment of Larry Rideout to the Woburn Housing Authority Board:** Chair

Campbell asked if Mr. Rideout had been notified of the meeting. The clerk responded he left a message on Mr. Rideout’s telephone. Chair Campbell said since Mr. Quinn and Mr. Rideout are being re-appointed their attendance is not mandatory but she wanted to avail them of the option to attend the committee meeting to discuss what is happening at the WHA. Motion made by Councilor Demers and seconded by Councilor Dillon that the re-appointment of Larry Rideout to the Woburn Housing Authority Board “ought to pass;” approved, 3-0.

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**Motion made by Councilor Demers and seconded by Councilor Dillon to adjourn;** all in favor, 3-0. Chairman Campbell adjourned the meeting at 7:28 p.m.

A TRUE RECORD ATTEST

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Gordon Vincent  
Clerk of Committees